

**Public Hearing Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: May 8, 2003 at 6:30 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the City Planning Board **Work Session** to be held at **6:30** p.m. in the N.H. Primary Room and **Public Hearing** to be held at **7:00** p.m.  
on **Thursday, May 8, 2003**, with a **Limited Business Meeting** to follow in the Aldermanic Chambers, third floor, City Hall, One City Hall Plaza  
(**Note: If you will not be able to attend the meeting, please notify Planning Dept.**)

## **A. PUBLIC HEARINGS:**

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the applications.

### **I. Subdivision, Site Plan & Conditional Use Permit Applications: (See Enclosed)**

1. S-08-2003 Property located at 80 Hamel Drive, an application to subdivide property to create nine (9) single family building lots – Laurajon Realty, L.L.C.  
**Public Hearing Held: 04/10/2003 (Continuation of Hearing)**  
**Deadline for Action: 06/12/2003**
2. S-09-2003 Property located at 270 Stanton Street, an application to subdivide property to create four (4) single family building lots – Vocational Partnership Foundation  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**
3. S-10-2003 Property located at 437 Laurel Street, an application to consolidate parcels and subdivide to create one (1) duplex building lot – Jomatt Properties, Inc. for Antigone J. Bleacher  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**
4. S-12-2003 Property located at 90 Walnut Hill Avenue, an application to consolidate parcels and subdivide to create one (1) single family building lot – Michael Dupuis for Lillian F. Kinney  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**

5. S-13-2003 Property located at 67 Dwight Street, an application to consolidate parcels and subdivide to create one (1) single family lot – Thomas J. Wolkowski  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**
6. S-14-2003 Property located at 1279 Goffstown Road, an application to subdivide property to  
create eleven (11) single family building lots – Joan & Mark Iannazzo  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**
7. SP-07-2003 Property located at 310 Wilson Street, an application for site plan approval  
PD-04-2003 for redevelopment of the Manchester Shopping Center by constructing  
approximately 98,885 sq. ft. of multi-tenant space, and maintaining  
approximately 72,865 sq. ft. of existing retail space – Tana Properties &  
December Corp.  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**
8. SP-08-2003 Property located at 166 LaGrange Avenue, an application for a  
CU-10-2002 conditional use permit and site plan approval for the construction of a 13,085 sq.  
ft. mosque with on-site parking – Islamic Society of Greater Manchester  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**
9. SP-09-2003 Property located at 245 Hooksett Road & Maple Street (TM 910, Lot 7) an  
application for site plan approval to convert approximately 4,870 sq. ft. of office  
space to a conference center, and construct a parking lot with 58 spaces –  
Puritan Conference Center  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**
10. PD-03-2003 Property located at 747 Mammoth Road, an application for approval to create a  
residential planned development by the construction of three (3) buildings  
containing a total of six (6) dwelling units –WTG Real Estate for Gustav  
Garceau  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**
11. CU-07-2003 Property located at 373 Hanover Street, an application for a “conditional use  
permit” for a change of use from motor vehicle service to deli-bagel shop within  
the R-3 zoning district – Ismail Kahya  
**Public Hearing: 05/08/2003**  
**Deadline for Action: 07/10/2003**

**B. LIMITED BUSINESS MEETING: (Regulatory Matters)**

**[Current Matters]**

12. S-10-2003 Property located at 437 Laurel Street, an application to consolidate parcels and subdivide to create one (1) duplex building lot – Jomatt Properties, Inc. for Antigone J. Bleacher  
**Public Hearing Held: 05/08/2003**  
**Deadline for Action: 07/10/2003 (Recommendtion Enclosed)**
13. S-12-2003 Property located at 90 Walnut Hill Avenue, an application to consolidate parcels and subdivide to create one (1) single family building lot – Michael Dupuis for Lillian F. Kinney  
**Public Hearing Held: 05/08/2003**  
**Deadline for Action: 07/10/2003 (Recommendation Enclosed)**
14. S-13-2003 Property located at 67 Dwight Street, an application to consolidate parcels and subdivide to create one (1) single family lot – Thomas J. Wolkowski  
**Public Hearing Held: 05/08/2003**  
**Deadline for Action: 07/10/2003 (Recommendation Enclosed)**
15. SP-1-2003 Property located at 1816 South Willow Street, an application for site plan approval for the construction of a 1,922 sq. ft. building to be used as a 3-bay quick lube operation (Valvoline Instant Oil) – HT Manchester, LLC  
**Public Hearing Held: 03/13/2003**  
**Deadline for Action: 05/08/2003 (Deadline for Action)**
16. CU-7-2003 Property located at 373 Hanover Street, an application for a “conditional use permit” for a change in use from motor vehicle service to deli-bagel shop within the R-3 zoning district – Ismail Kahya  
**Public Hearing Held: 05/08/2003**  
**Deadline for Action: 07/10/2003**

**II. Other Business Items**

17. Updated Planning Board Listing.

**III. Such Other Items as Board Members May Wish to Introduce.**